



Chesterfield County, Virginia Department of Building Inspection

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Commercial Plan Review: *RDP policy for Mechanical, Plumbing, and Design*

In accordance with section 111.1 of the Uniform Statewide Building Code (VUSBC) and Section 54.1-410 of the Code of Virginia, construction documents for mechanical and plumbing systems are required to be prepared and sealed by a registered design professional (architect or engineer) where indicated in chart “C” printed on the back of this document (excerpted from the Building and Fire Code Related Laws Package).

Additionally, VUSBC section 111.1 and Section 54.1-410 of the Code of Virginia (note “b” to chart C on the back of this document) grant authority to the building official to require construction documents be prepared by a registered design professional (RDP) when deemed necessary. In accordance with that authority granted to the building official, the Chesterfield County Building Inspection Department requires Mechanical and Plumbing systems construction documents, for all group A occupancies with occupant loads greater than 100, be prepared and sealed by a registered design professional.

Construction documents for mechanical and plumbing systems that are not required to be prepared by a registered design professional must be prepared by a licensed master plumber or master mechanical worker, or a licensed class A contractor with an associated plumbing or mechanical specialty designation. The name, phone number, address and occupation of the person that prepared the construction documents must be printed on the construction documents.

111.1 When required. In accordance with Section 54.1-410 of the Code of Virginia and under the general authority of this code, the local building department shall establish a procedure to ensure that construction documents under Section 109 are prepared by an RDP in any case in which the exemptions contained in Sections 54.1-401, 54.1-402 or Section 54.1-402.1 of the Code of Virginia are not applicable or in any case where the building official determines it necessary. When required under Section 54.1-402 of the Code of Virginia or when required by the building official, or both, construction documents shall bear the name and address of the author and his occupation.

USE GROUP	BRIEF DESCRIPTION	HEIGHT (STORIES)		OCCUPANT LOAD		THRESHOLD LEVEL ^a	
		3 OR LESS	OVER 3	100 OR LESS	OVER 100	BELOW	ABOVE
A-1	THEATERS	-	YES	-	YES	-	YES
A-2	DANCE HALLS	-	YES	-	-	-	YES
A-3	RESTAURANTS, ETC.	-	YES	-	-	-	YES
A-4	CHURCHES (ONLY)	-	YES	-	-	-	YES
A-5	GRANDSTANDS, ETC.	-	YES	-	-	-	YES
B	BUSINESS	-	YES	-	-	-	YES
E	SCHOOLS & DAY CARE CENTERS	YES	YES	YES	YES	YES	YES
F	FACTORY & INDUSTRIAL	-	YES	-	-	-	YES
H	HIGH HAZARD	YES	YES	YES	YES	YES	YES
I	INSTITUTIONAL (GENERAL)	YES	YES	YES	YES	YES	YES
I	DAY NURSERIES & CLINICS W/O LIFE SUPPORT	-	YES	-	-	-	YES
M	MERCANTILE	-	YES	-	-	-	YES
R	RESIDENTIAL	-	YES	-	-	-	YES
S	STORAGE (FARM)	-	-	-	-	-	-
S	STORAGE (NON-FARM)	-	YES	-	-	-	YES
U	UTILITY & MISCELLANEOUS	-	YES	-	-	-	YES

Note a. The "Threshold Level" is defined in the law as "Plumbing and mechanical systems using packaged mechanical equipment, such as equipment of cataloged standard design which has been coordinated and tested by the manufacturer, which comply with all applicable codes. These mechanical systems shall not exceed gauge pressures of 125 pounds per square inch, other than refrigeration, or temperatures other than flue gas of 300° F (150° C) . . ."

Note b. A local building official may require an a/e seal for plumbing and mechanical systems even if not required to do so by this chart.

Note c. The law requires that, where an a/e seal is not present, the plans must be signed by the individual (not company) responsible for the design, including the individual's occupation and address.

Note d. The above chart applies to both new construction and to additions or remodeling.

Note e. The exemptions for plumbers, HVAC workers, and mechanical contractors are applicable only when both design and installation are under his/her direction or control.